

PLANNING COMMISSION

**ACTION MINUTES**

**TUESDAY DECEMBER 17, 2002**

Chair Mathewson called the meeting to order at 7:00 p.m. at the Twin Pines Senior and Community Center.

**1. ROLL CALL:**

Present, Commissioners: Mathewson, Wiecha, Torre, Gibson, Feierbach, Frautschi, Parsons

Absent, Commissioners: None

Present, Staff: Community Development Director Ewing (CDD), Principal Planner de Melo (PP), City Attorney Savaree (CA), Recording Secretary Flores (RS)

**2. AGENDA AMENDMENTS: Move item 5B forward**

**3. COMMUNITY FORUM (Public Comments): None**

**4. CONSENT CALENDAR:**

**5A. Revised Resolution and Conditions of Approval for 1100 El Camino Real – Cingular Wireless Telecommunications Facility.**

PP de Melo summarized the revised resolution with the additional conditions of approval requested by the Commission at the last staff meeting.

**MOTION: By Vice Chair Wiecha, second by Commissioner Gibson to approve the consent calendar.**

**Ayes: Wiecha, Frautschi, Feierbach, Gibson, Parsons,**

**Noes: None**

**Abstain: Torre, Mathewson**

**Motion passed 5/0/2**

**5. PUBLIC HEARINGS:**

**5B. Public Hearing – 2444 CORONET BOULEVARD**

To consider a Single Family Design Review to remodel and build a new addition to the upper and lower levels of the existing 1,245 square foot residence for a total of 2,041 square feet that is below the zoning district permitted 2,772 square feet.

PP de Melo presented the Staff Report noting that the project meets all necessary criteria and that staff recommends approval of the project.

C Frautschi stated that he viewed the residence and would like to ask the applicant how they proposed to light the deck.

David Gill, the applicant and architect presented the project to the Commission. He stated that the square footage of the deck would be approximately 350 square feet and lighting would be kept to a minimum.

**MOTION: By Commissioner Parsons, second by Commissioner Parsons to close the Public Hearing**

**Motion Passed.**

**MOTION: By Commissioner Gibson, seconded by Vice Chair Wiecha, to approve the design review for 2444 Coronet Boulevard with the condition that the lighting should be pointed downward as to not have ambient lighting pointed to the neighbors.**

**Ayes: Feierbach, Wiecha, Frautschi, Gibson, Torre, Parsons, Mathewson,**

**Noes: None**

**Motion Passed 7/0**

## **5A. PUBLIC HEARING – 877 RALSTON AVENUE**

To consider a Negative Declaration of Environmental Significance, Downtown Specific Plan Amendment (DTSP), Zone Text Amendment, Conditional Use Permit, Grading Plan, Design Review, and Tree Removal Permit to construct a new 17,290 square foot mixed commercial use (retail/office) development which includes ground floor retail space, and second/third floor offices. The proposal includes a 48-space parking lot within the southern portion of the 26,417 square foot subject site for the project.

### **VERBATIM MINUTES ATTACHED**

**MOTION: Motion by Commissioner Feierbach, second by Commissioner Parsons to move that the Planning Commission of the City of Belmont recommend City Council disapproval of amendments to Table 7.1, Village Center Development standards of the Downtown Specific Plan and Section 5.3.13 (Floor Area Ratio - C-2 General Commercial District) of Belmont Zoning Ordinance Number 360 for the Atrium Commercial Development at 877 Ralston Avenue.**

**Ayes: Feierbach, Parsons, Frautschi, Gibson, Torre, Wiecha, Mathewson**

**Noes: None**

## **6. NEW BUSINESS**

**6A. Consideration of Request for Extension of Grading Plan and Single Family Design Review Granted by City Council on August 14, 2001 for 2594, 2596, and 2598 Coronet Boulevard.**

PP de Melo gave the presentation noting that staff recommends approval of the extension for this project.

C Frautschi asked staff if the Neighborhood Outreach policy was in place at the time of the project approval and if so, was a Neighborhood Outreach Meeting held.

PP de Melo answered by saying that at the time this project was approved, the Neighborhood Outreach Program was not in place.

**MOTION: Motion by Commissioner Parsons, second by Vice Chair Wiecha to approve item # 6A of Extension for 2594, 2596, 2598 Coronet Boulevard.**

**Ayes: Parsons, Gibson, Torre, Mathewson**

**Noes: Feierbach, Frautschi, Wiecha**

**7. OLD BUSINESS**

**7A. Appointment of Planning Commissioner to NDNU Working Group**

**Rick Frautschi was nominated by the Planning Commission to serve on the Notre Dame De Namur University Working Group Committee.**

**8. REPORTS, STUDIES UPDATES, AND COMMENTS**

**9. PLANNING COMMISSION LIASON TO CITY COUNCIL MEETING OF TUESDAY JANUARY 14, 2002.**

Liaison: Commissioner Gibson

Alternate Liaison: Commissioner Frautschi

**10. ADJOURNMENT:**

**The meeting adjourned at 10:40 p.m. to Tuesday, January 7th, 2003 at 7:00 p.m for a Regular Meeting at the Twin Pines Senior and Community Center.**

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Craig A. Ewing, AICP

Planning Commission Secretary

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*in the Community Development Department*

*Please call (650) 595-7416 to schedule an appointment.*